

FOX CHASE CONDOMINIUM ASSOCIATION
ANNUAL & MONTHLY MEETING
ORDER OF BUSINESS
JANUARY 28, 2026
6:00 P.M.

1. CALL TO ORDER

2. Meeting called to order at, 6:04 P.M.

3. BOARD MEMBERS PRESENT:

Sue Diliberti Neil Pickoff Kathleen Simons Barbara Vanderhagen
Sandra Yosin Sharon LeMieux Antoinette Johnson

BOARD MEMBERS ABSENT:

ALSO PRESENT:

Paul Bollinger, Timmons Management Co.
Julie Berishaj, Associate Property Manager, Timmons Management Co

4. PROOF OF NOTICE OF MEETING- **THE ANNUAL MEETING WAS NOT CONDUCTED DUE TO NOT HAVING A QUORUM.**

a. Notice of January 28, 2026, Annual Meeting was affirmed by Co-owner _____.

5. APPOINTMENT OF INSPECTORS OF ELECTION

Motion by _____, supported by _____, to approve the following Inspectors of Election:

6. READING OF MINUTES OF PRECEDING ANNUAL MEETING

Motion by _____, supported by _____ to approve the Minutes of the Annual Meeting of September 26, 2024, (As corrected if necessary).

Roll call vote

Sue Diliberti Neil Pickoff Kathleen Simons Barbara Vanderhagen
Sandra Yosin Sharon LeMieux Antoinette Johnson

7. APPROVAL OF THE BOARD MINUTES

Motion by Simon, supported by Pickoff, to approve the Minutes of the Board of Directors Meeting on December 10, 2025 (As corrected if necessary).

Roll call vote

Sue Diliberti Neil Pickoff Kathleen Simons Barbara Vanderhagen
Sandra Yosin Sharon LeMieux Antoinette Johnson

8. APPROVAL OF THE EXECUTIVE MINUTES

Motion by Yosin, supported by LeMieux, to approve the Minutes of the December 10, 2025, Executive Meeting (As corrected if necessary)

Roll call vote

Sue Diliberti Neil Pickoff Kathleen Simons Barbara Vanderhagen
Sandra Yosin Sharon LeMieux Antoinette Johnson

9. ADOPTION OF THE AGENDA (as amended)

Motion by, Simon supported by, Johson to adopt the agenda.

Roll call vote

Sue Diliberti Neil Pickoff Kathleen Simons Barbara Vanderhagen
Sandra Yosin Sharon LeMieux Antoinette Johnson

10. REPORT OF OFFICER

- a. President
 - i. None
- b. Vice President
 - i. Reminded everyone to watch for frozen pipes due to the extremely cold weather.
- c. Treasurer
 - i. We are marketing for Lifeguards, including at the schools.
 - ii. Provided all the Bank Asset Balances.
- d. Secretary
 - i. None

11. COMMITTEE REPORTS

- a. Delinquency Report
 - i. We have a total of 80 delinquencies.
 - ii. Totaling \$123,960.91 as of January 26, 2026.
- b. Clubhouse Report

12. MANAGEMENT COMPANY REPORT – TIMMONS MANAGEMENT

13. FINANCIAL STATEMENT

Motion by Simon supported by, LeMieux to approve the April Financial Report.

Roll call vote

Sue Diliberti Neil Pickoff Kathleen Simons Barbara Vanderhagen
Sandra Yosin Sharon LeMieux Antoinette Johnson

14. MODIFICATION REQUEST(S)

37351 Charter Oaks Boulevard ("COB") Request approved to replace the door wall.

Roll call vote

Sue Diliberti Neil Pickoff ABST Kathleen Simons Barbara Vanderhagen
Sandra Yosin Sharon LeMieux Antoinette Johnson

37439 COB Request approved replace the front door.

Roll call vote

Sue Diliberti Neil Pickoff Kathleen Simons Barbara Vanderhagen
Sandra Yosin Sharon LeMieux Antoinette Johnson

37060 Brynford Request approved to replace the storm door and entry door.

Roll call vote

Sue Diliberti Neil Pickoff Kathleen Simons Barbara Vanderhagen
Sandra Yosin Sharon LeMieux Antoinette Johnson

37595 COB Request approved to replace three living room windows.

Roll call vote

Sue Diliberti Neil Pickoff Kathleen Simons Barbara Vanderhagen
Sandra Yosin Sharon LeMieux Antoinette Johnson

15. BOARD OF DIRECTORS ACTION

16. OLD BUSINESS

17. CO-OWNERS COMMENTS PER SIGN-IN SHEET

- a. 37452 COB – Co-Owner stated that her coupon book included cents and wanted to know why?
 - i. The coupon book did not include cents. The Co-owner was confused.
- b. 37290 COB – Co-owner asked if the Association could petition for Sue and Kath to stepdown?
 - i. Yes, the process is outlined in the Governing Documents.
- c. 20360 Waybridge – Can we petition the court to bypass the quorum issue?
 - i. Yes, you would need to follow the appropriate process.
- d. 37547 COB – What can be done to get this Annual Meeting done?
 - i. Establish quorum.

18. NEXT BOARD OF DIRECTORS MEETING – **WEDNESDAY, February 25, 2026, at 6:00 p.m.**

19. MEETING ADJOURNMENT _6:52_ p.m.